

2013 Montgomery County Property Tax Report with Comparison to 2012

Legislative Services Agency

September 2013



This report describes property tax changes in Montgomery County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Montgomery County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	3.1%	\$42,196,368	\$1,932,155,995	5.0%
Change		2.7%	-0.7%	
2012	-0.9%	\$41,072,426	\$1,946,532,263	6.4%

Comparable Homestead Property Tax Changes in Montgomery County

The total tax bill for all taxpayers in Montgomery County increased by 3.1% in 2013. The main reasons were a 2.7% increase in the property tax levy and a decline in property tax cap credits as a share of the levy from 6.4% to 5.0%. In this reassessment year, certified net assessed value in Montgomery County fell by 0.7%.

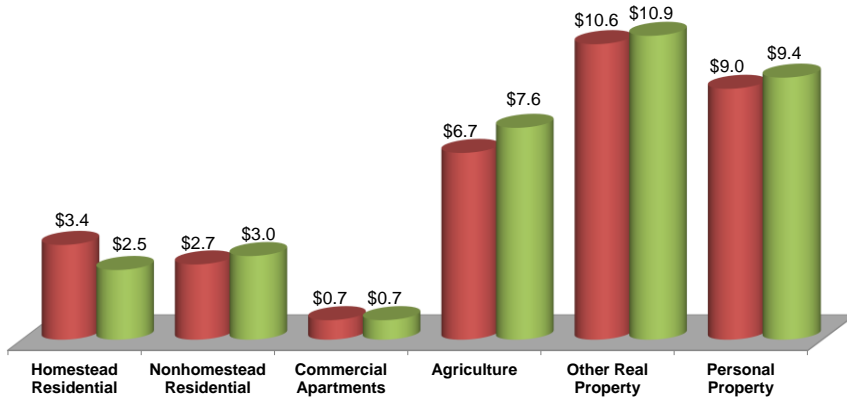
Montgomery County homeowners experienced a large 26% decrease in property tax bills in 2013. This was due to a large increase in local property tax credits which more than offset an increase in property tax rates and a small increase in homestead net assessed value. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,468	13.5%
No Change	280	2.6%
Lower Tax Bill	9,132	83.9%
Average Change in Tax Bill	-26.0%	
Detailed Change in Tax Bill		
20% or More	282	2.6%
10% to 19%	227	2.1%
1% to 9%	959	8.8%
-1% to 1%	280	2.6%
-1% to -9%	838	7.7%
-10% to -19%	1,263	11.6%
-20% or More	7,031	64.6%
Total	10,880	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$33.1 ■ 2013 - Total \$34.1



In Montgomery County most net property taxes were paid by business (other real and personal) property owners in 2013. Total net property taxes increased 3.1%, more than the average 2.1% increase statewide. Agriculture saw the biggest increase, while homestead net taxes decreased by the largest percentage.

Property tax rates increased in all 30 Montgomery County tax districts in 2013. The average tax rate rose by 3.5% because of a levy increase and a small decrease in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Montgomery County increased by 2.7%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Montgomery County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$1,136,679,709	\$1,150,364,174	1.2%	\$415,037,281	\$421,232,680	1.5%
Other Residential	185,480,200	188,724,600	1.7%	184,753,694	187,788,780	1.6%
Ag Business/Land	479,676,596	519,056,199	8.2%	477,720,396	517,150,575	8.3%
Business Real/Personal	1,176,300,063	1,136,180,456	-3.4%	907,487,043	893,730,933	-1.5%
Total	\$2,978,136,568	\$2,994,325,429	0.5%	\$1,984,998,414	\$2,019,902,968	1.8%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Montgomery County's total billed net assessed value increased by 1.8% in 2013. Increases in agricultural assessments were the main reason. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$0	\$0	\$0	0.0%
2%	1,539,293	1,381,300	-157,993	-10.3%
3%	1,052,964	744,310	-308,654	-29.3%
Elderly	156,362	82,499	-73,863	-47.2%
Total	\$2,748,619	\$2,208,109	-\$540,510	-19.7%
% of Levy	6.4%	5.0%		

Total tax cap credits in Montgomery County were \$2.2 million, which was 5.0% of the levy. This was less than the state average of 10.9%, but more than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Montgomery County's average tax rate

was higher than the statewide median rate, but less than the statewide average rate. Most of the tax cap credits in Montgomery County were in the 2% nonhomestead residential/farmland category. There were no tax cap credits in the 1% homestead category because of the county's very high local homestead credit. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Montgomery County decreased \$540,510 between 2012 and 2013. Credits as a share of the total levy fell from 6.4% to 5.0%.

Montgomery County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2009	2010	2011	2012	2013	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<i>County Total</i>	35,445,236	39,461,256	41,778,646	41,072,426	42,196,368	11.3%	5.9%	-1.7%	2.7%
Montgomery County	5,900,022	7,206,837	8,232,699	7,971,049	8,387,489	22.1%	14.2%	-3.2%	5.2%
Brown Township	58,592	63,079	50,164	59,440	82,224	7.7%	-20.5%	18.5%	38.3%
Clark Township	32,499	33,680	34,656	35,803	36,405	3.6%	2.9%	3.3%	1.7%
Coal Creek Township	101,959	104,378	81,416	60,492	65,195	2.4%	-22.0%	-25.7%	7.8%
Franklin Township	30,386	32,031	32,882	33,154	34,720	5.4%	2.7%	0.8%	4.7%
Madison Township	139,263	145,366	117,201	113,415	112,573	4.4%	-19.4%	-3.2%	-0.7%
Ripley Township	107,241	72,779	33,157	42,916	43,021	-32.1%	-54.4%	29.4%	0.2%
Scott Township	32,517	33,829	34,010	32,209	36,907	4.0%	0.5%	-5.3%	14.6%
Sugar Creek Township	18,613	19,300	19,793	19,447	14,727	3.7%	2.6%	-1.7%	-24.3%
Union Township	490,292	510,929	508,015	515,409	530,008	4.2%	-0.6%	1.5%	2.8%
Walnut Township	34,968	35,920	22,232	22,421	22,984	2.7%	-38.1%	0.9%	2.5%
Wayne Township	75,149	36,774	37,694	38,646	39,907	-51.1%	2.5%	2.5%	3.3%
Crawfordsville Civil City	6,514,365	7,304,911	7,509,752	7,741,380	7,948,920	12.1%	2.8%	3.1%	2.7%
Alamo Civil Town	4,408	5,058	5,045	4,070	5,332	14.7%	-0.3%	-19.3%	31.0%
Darlington Civil Town	70,184	73,491	76,344	78,547	80,861	4.7%	3.9%	2.9%	2.9%
Ladoga Civil Town	146,417	155,061	158,819	162,534	168,552	5.9%	2.4%	2.3%	3.7%
Linden Civil Town	59,618	41,732	72,963	72,650	77,045	-30.0%	74.8%	-0.4%	6.0%
New Market Civil Town	47,047	50,961	52,238	54,055	56,781	8.3%	2.5%	3.5%	5.0%
Waveland Civil Town	28,949	30,064	30,726	30,696	32,557	3.9%	2.2%	-0.1%	6.1%
Waynetown Civil Town	73,065	75,553	77,375	82,586	85,252	3.4%	2.4%	6.7%	3.2%
Wingate Civil Town	47,019	47,018	46,885	54,225	55,763	0.0%	-0.3%	15.7%	2.8%
New Richmond Civil Town	61,598	63,939	55,883	67,702	67,701	3.8%	-12.6%	21.1%	0.0%
New Ross Civil Town	29,386	30,335	30,989	32,065	32,902	3.2%	2.2%	3.5%	2.6%
North Montgomery Community School Corp	6,085,075	6,119,137	6,212,399	6,073,247	6,540,350	0.6%	1.5%	-2.2%	7.7%
South Montgomery Community School Corp	7,766,421	7,751,485	8,306,850	8,210,309	8,350,166	-0.2%	7.2%	-1.2%	1.7%
Crawfordsville Community School Corp	5,684,750	7,594,478	7,992,728	7,582,331	7,357,529	33.6%	5.2%	-5.1%	-3.0%
Crawfordsville Public Library	1,505,790	1,509,921	1,632,322	1,555,197	1,596,718	0.3%	8.1%	-4.7%	2.7%
Darlington Public Library	55,136	58,459	60,032	61,897	61,937	6.0%	2.7%	3.1%	0.1%
Ladoga Public Library	44,056	45,584	46,947	48,399	49,734	3.5%	3.0%	3.1%	2.8%
Linden Public Library	135,694	141,964	139,442	147,140	149,062	4.6%	-1.8%	5.5%	1.3%
Waveland Public Library	64,757	67,203	66,988	68,995	73,046	3.8%	-0.3%	3.0%	5.9%
West Central Indiana Solid Waste Mgmt	0	0	0	0	0				
Crawfordsville Redevelopment Commission	0	0	0	0	0				

Montgomery County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
54001	Brown Township	1.6865	3.5776%	--	9.7673%	--	68.4184%	--	0.3076
54003	Brown Township-LR Conservancy	1.6865	3.5776%	--	9.7673%	--	68.4184%	--	0.3076
54004	New Market Town-Brown Township	2.1809	3.5776%	--	9.7673%	--	68.4184%	--	0.3977
54005	Waveland Town	2.0856	3.5776%	--	9.7673%	--	68.4184%	--	0.3803
54006	Waveland Town-LR Conservancy	2.0856	3.5776%	--	9.7673%	--	68.4184%	--	0.3803
54007	Clark Township	1.6119	3.5776%	--	9.7673%	--	68.4184%	--	0.2940
54009	Ladoga Town	2.5134	3.5776%	--	9.7673%	--	68.4184%	--	0.4584
54011	Coal Creek Township	1.3773	3.5776%	--	9.7673%	--	68.4184%	--	0.2512
54012	Wingate Town	2.3940	3.5776%	--	9.7673%	--	68.4184%	--	0.4366
54013	New Richmond Town	2.7669	3.5776%	--	9.7673%	--	68.4184%	--	0.5046
54014	Franklin Township	1.4203	3.5776%	--	9.7673%	--	68.4184%	--	0.2590
54015	Darlington Town	2.0555	3.5776%	--	9.7673%	--	68.4184%	--	0.3749
54016	Madison Township	1.5331	3.5776%	--	9.7673%	--	68.4184%	--	0.2796
54017	Linden Town	2.1300	3.5776%	--	9.7673%	--	68.4184%	--	0.3884
54018	Ripley Township	1.5800	3.5776%	--	9.7673%	--	68.4184%	--	0.2881
54019	Alamo Town	2.0973	3.5776%	--	9.7673%	--	68.4184%	--	0.3825
54020	Scott Township	1.5570	3.5776%	--	9.7673%	--	68.4184%	--	0.2839
54022	New Market Town-Scott Township	2.0865	3.5776%	--	9.7673%	--	68.4184%	--	0.3805
54023	Sugar Creek Township	1.3355	3.5776%	--	9.7673%	--	68.4184%	--	0.2436
54024	Union Township-N Montgomery Sch	1.5096	3.5776%	--	9.7673%	--	68.4184%	--	0.2753
54025	Union Township-S Montgomery Sch	1.6973	3.5776%	--	9.7673%	--	68.4184%	--	0.3095
54027	Union Township-Crawfordsville Sch	2.4860	3.5776%	--	9.7673%	--	68.4184%	--	0.4534
54028	Crawfordsville City-N Montgomery School	2.8576	3.5776%	--	9.7673%	--	68.4184%	--	0.5211
54029	Crawfordsville City-S Montgomery School	3.0453	3.5776%	--	9.7673%	--	68.4184%	--	0.5554
54030	Crawfordsville City-Crawfordsville School	3.8340	3.5776%	--	9.7673%	--	68.4184%	--	0.6992
54031	New Market-Union Township	2.2372	3.5776%	--	9.7673%	--	68.4184%	--	0.4080
54032	Walnut Township	1.5284	3.5776%	--	9.7673%	--	68.4184%	--	0.2787
54034	New Ross Town	2.1647	3.5776%	--	9.7673%	--	68.4184%	--	0.3948
54036	Wayne Township	1.3600	3.5776%	--	9.7673%	--	68.4184%	--	0.2480
54037	Waynetown Town	2.0732	3.5776%	--	9.7673%	--	68.4184%	--	0.3781

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Montgomery County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	0	1,348,075	653,789	77,892	2,079,756	42,196,368	4.9%
<i>TIF Total</i>	0	33,225	90,521	4,606	128,353	2,356,207	5.4%
<i>County Total</i>	0	1,381,300	744,310	82,499	2,208,109	44,552,575	5.0%
Montgomery County	0	170,981	80,390	13,091	264,463	8,387,489	3.2%
Brown Township	0	6	0	54	60	82,224	0.1%
Clark Township	0	355	0	31	386	36,405	1.1%
Coal Creek Township	0	138	0	28	166	65,195	0.3%
Franklin Township	0	0	0	30	30	34,720	0.1%
Madison Township	0	87	0	29	115	112,573	0.1%
Ripley Township	0	6	0	56	62	43,021	0.1%
Scott Township	0	0	0	18	19	36,907	0.1%
Sugar Creek Township	0	0	0	4	4	14,727	0.0%
Union Township	0	8,500	4,148	1,023	13,672	530,008	2.6%
Walnut Township	0	14	0	16	30	22,984	0.1%
Wayne Township	0	0	0	63	63	39,907	0.2%
Crawfordsville Civil City	0	518,945	257,967	18,780	795,693	7,948,920	10.0%
Alamo Civil Town	0	34	0	0	34	5,332	0.6%
Darlington Civil Town	0	0	0	195	195	80,861	0.2%
Ladoga Civil Town	0	10,832	0	461	11,293	168,552	6.7%
Linden Civil Town	0	528	0	105	634	77,045	0.8%
New Market Civil Town	0	674	0	193	867	56,781	1.5%
Waveland Civil Town	0	58	0	31	89	32,557	0.3%
Waynetown Civil Town	0	0	0	192	192	85,252	0.2%
Wingate Civil Town	0	1,685	0	21	1,706	55,763	3.1%
New Richmond Civil Town	0	4,432	0	54	4,486	67,701	6.6%
New Ross Civil Town	0	442	0	120	562	32,902	1.7%
North Montgomery Community Sch Corp	0	28,172	0	9,312	37,484	6,540,350	0.6%
South Montgomery Community Sch Corp	0	18,247	0	7,430	25,678	8,350,166	0.3%
Crawfordsville Community School Corp	0	531,822	286,023	23,030	840,875	7,357,529	11.4%
Crawfordsville Public Library	0	51,203	25,260	3,311	79,774	1,596,718	5.0%
Darlington Public Library	0	0	0	61	61	61,937	0.1%
Ladoga Public Library	0	764	0	52	816	49,734	1.6%
Linden Public Library	0	115	0	38	153	149,062	0.1%
Waveland Public Library	0	35	0	61	96	73,046	0.1%
West Central Indiana Solid Waste Mgmt	0	0	0	0	0	0	
Crawfordsville Redevelopment Commis	0	0	0	0	0	0	
TIF - Crawfordsville -030	0	32,889	90,521	4,596	128,006	1,042,520	12.3%
TIF - Cville OS North - 028	0	337	0	0	337	407,764	0.1%
TIF - Pace - 028	0	0	0	0	0	77,644	0.0%
TIF - Nucor - South Union-025	0	0	0	4	4	223,166	0.0%
TIF - Nucor - North Union -024	0	0	0	7	7	8,203	0.1%
TIF - Nucor-Walnut-032	0	0	0	0	0	4,606	0.0%
TIF - Nucor-Franklin-014	0	0	0	0	0	2,406	0.0%
TIF - Nucor-South Union PP	0	0	0	0	0	511,505	0.0%
TIF - Pace-Pp	0	0	0	0	0	78,395	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.